



For Lease

# 13286 Ralston Ave Sylmar, CA 91342

21,049 SF Industrial Building

**Matt Dierckman**

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**David Harding**

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**Kevin Carroll**

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Accelerating success.

# Building Highlights



Excellent Distribution /  
Manufacturing Building



Dock & Ground  
Level Loading



Business Park  
Atmosphere



Warehouse  
HVAC



Heavy Power:  
2,000 Amps



Quick Access to the 5,  
405, 210 & 14 Freeways

Available SF	21,049
Monthly Rent	\$30,521
Lease Rate PSF	\$1.45 NNN
Clear Height	20'
DH Doors / Dim	1 / 12'x14'
GL Doors / Dim	1 / 12'x14'
Power	2000A, 480V, 3Ph, 3W
Parking Spaces / Ratio	41 / 1.95:1
Office SF	1,060
Restrooms	2
Sprinklered	Yes
Zoning	MR1
To Show	Call Agent



Notes: Warehouse HVAC includes two HVAC units. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Tenant is responsible to have a licensed electrician confirm actual service prior to signing lease & confirm zoning allows tenant's use.





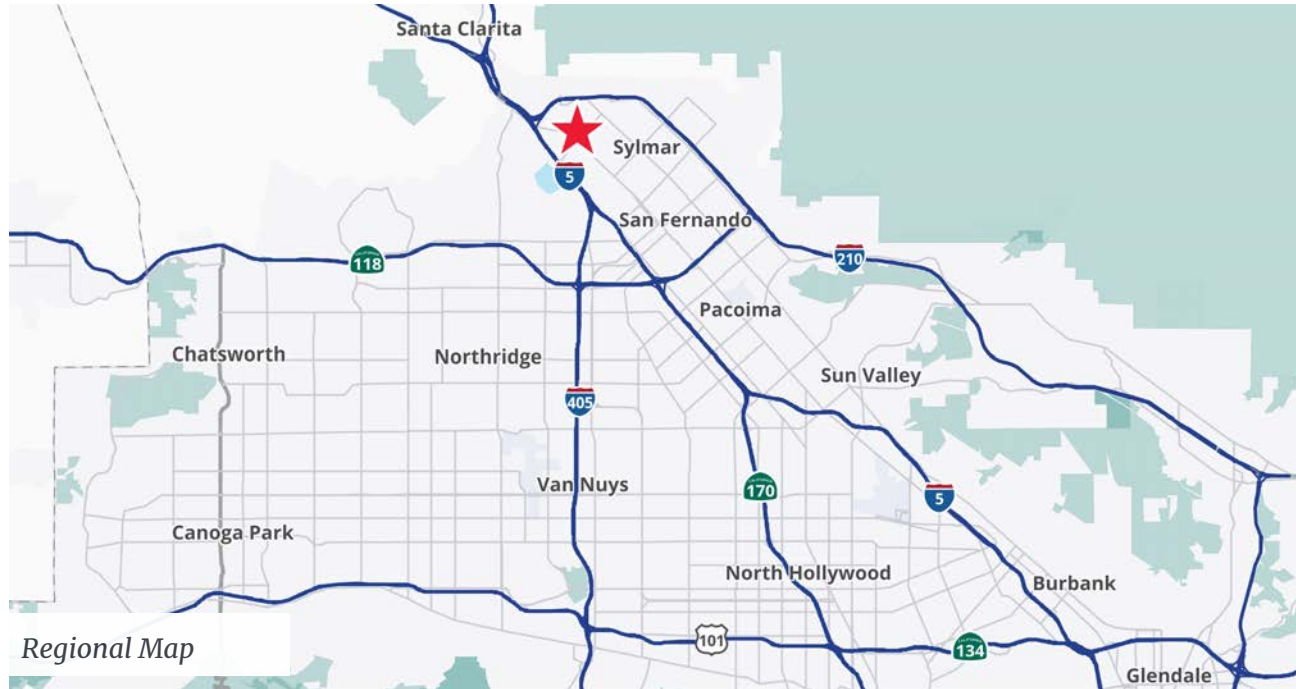


# Freeway Access Map

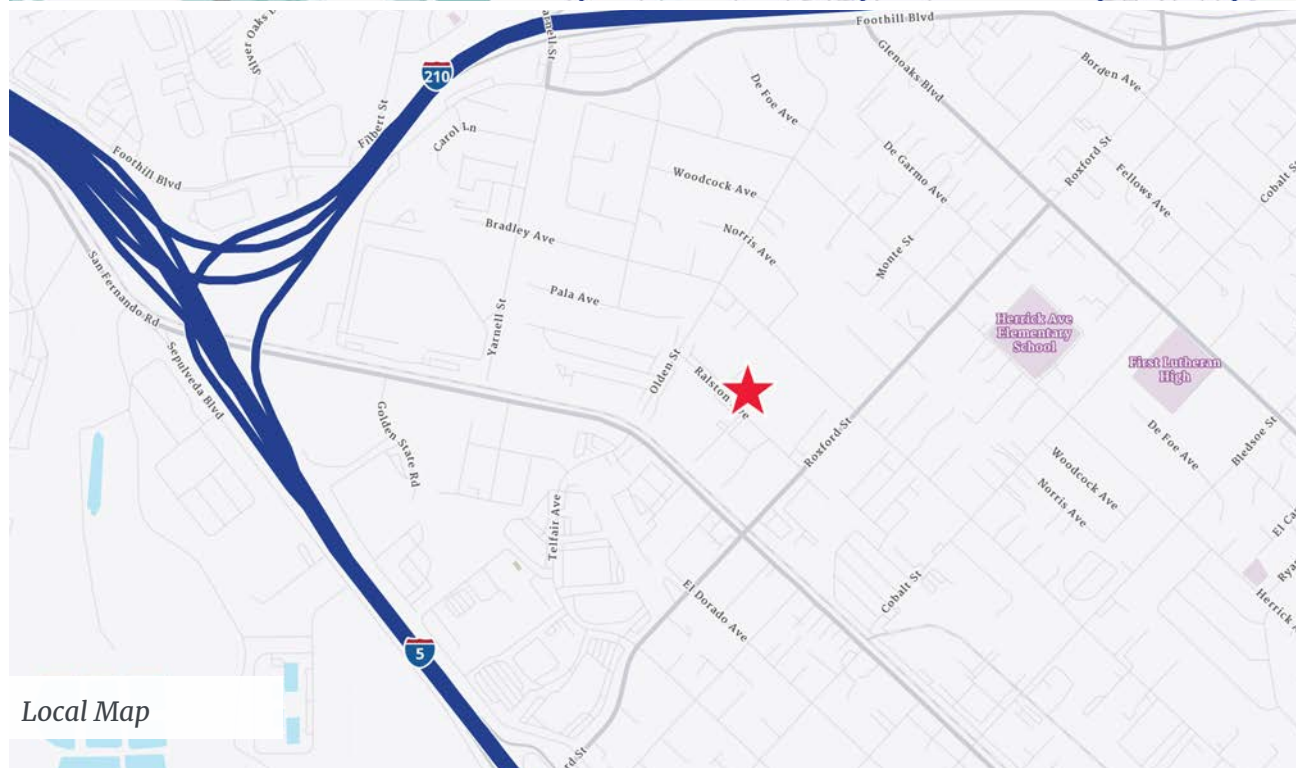




# Location Maps



Regional Map



Local Map



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### Contact Info

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